Charlestowne Village
2022/2023 Budget

INCOME SUMMARY	**BUDGET**	**YTD ACTUAL**	**PROJECTED**	**BUDGET**
	2021/2022	**12/31/202**	**YEAR END**	**2022/2023**
CODE				
40100 - ASSESSMENTS	**$672,412**	$ 448,192	$ 672,288.00	**$678,790**
40200 - GAS INCOME	$10,000	$ -	$ -	$0
40303 - LATE FEES (ACCR)	$3,600	$ 1,875	$ 2,812.50	$3,600
41010 - INTEREST INCOME	$10,800	$ 3,846	$ 5,769.00	$10,800
41200 - LAUNDRY INCOME	$12,000	$ 7,220	$ 10,830.00	$12,000
41800 - ACCT ADMIN INCOME	$600	$ 430	$ 645.00	$700
42203 - LEGAL INC (ACCR)	$14,000	$ 4,867	$ 7,300.50	$14,000
TOTALS	$723,412	$ 466,430	$ 699,645.00	$719,890
EXPENSE SUMMARY				
50700 - MAINTENANCE MECHANIC	$33,000	$ 18,920	$ 28,380.00	$33,000
50900 - MAINTENANCE SUPER	$49,760	$ 31,841	$ 47,761.50	$49,760
51300 - HSA EXPENSE	$1,500	$ 1,500	$ 1,500.00	$1,500
51400 - HEALTH/DENTAL/LIFE	$6,064	$ 7,483	$ 11,224.50	$6,064
51500 - PAYROLL EXPENSES	$8,000	$ 5,011	$ 7,516.50	$8,000
51700 - UNIFORMS	$480	$ 191	$ 286.50	$480
51800 - EMPLOYEE CAR ALLOW	$600	$ 400	$ 600.00	$600
53001 - PLUMBING SUPPLIES	$1,298	$ 834	$ 1,251.00	$1,298
53004 - MISC MATERIALS	$3,920	$ 2,952	$ 4,428.00	$3,920
53006 - JANITORIAL SUPPLIES	$5,000	$ 2,234	$ 3,351.00	$4,000
53007 - ELECTRICAL SUPPLIES	$1,200	$ 506	$ 759.00	$1,200
53009 - MAINTEN/HAND TOOLS	$1,800	$ 554	$ 831.00	$1,800
53010 - GROUNDS SUPPLIES	$500	$ 703	$ 1,054.50	$500
53013 - SIGNS	$240	$ -	$ -	$240
53017 - SNOW REMOVAL SUPPLY	$800	$ -	$ -	$800
53020 - GAS/OIL/VEHICLE PRTS	$1,200	$ 209	$ 313.50	$1,200
53024 - BOTTLED WATER	$204	$ 52	$ 78.00	$204
60300 - ROOFING REPAIR	$5,500	$ 6,530	$ 9,795.00	$5,500
60900 - ELECTRICAL REPAIR	$4,000	$ 382	$ 573.00	$3,000
61000 - MISCELLANEOUS REPAIR	$2,400	$ 2,705	$ 4,057.50	$2,400
61200 - PLUMBING	$14,952	$ 3,640	$ 5,460.00	$8,000
61500 - EXTERMINATING	$6,960	$ 4,455	$ 6,682.50	$6,960
61600 - TRASH REMOVAL	$21,215	$ 13,017	$ 19,525.50	$21,215
61700 - LAWN MAINTENANCE	$45,500	$ 26,159	$ 39,238.50	$45,500
61800 - LANDSCAPING SERVICE	$3,500	$ 3,454	$ 3,500.00	$3,500
61900 - SNOW REMOVAL SERVICE	$12,000	$ -	$ -	$12,000
62000 - TREE REMOVAL	$2,400	$ 14,910	$ 14,910.00	$2,400
62800 - EQUIPMENT REPAIR	$900	$ -	$ -	$900
70100 - BANK CHARGES	$180	$ 10	$ 15.00	$180
70600 - PRINT/POSTAGE/SUPPL	$2,760	$ 1,607	$ 2,410.50	$2,760
70700 - PHONE/MESSAGE SRVC	$3,360	$ 2,496	$ 3,744.00	$3,360
71200 - MISC EXPENSE	$1,080	$ 1,842	$ 1,842.00	$1,080
80100 - ELECTRICITY	$18,956	$ 8,618	$ 12,927.00	$18,956
80200 - NATURAL GAS	$72,759	$ 40,889	$ 61,333.50	$68,000
80300 - WATER & SEWER	$100,075	$ 68,351	$ 102,526.50	$109,000
90200 - LEGAL	$12,000	$ 7,430	$ 11,145.00	$11,000
90300 - AUDIT/TAX RETURNS	$4,500	$ 4,600	$ 4,600.00	$4,600
90500 - DUES/EDUCATION	$545	$ -	$ -	$545
90700 - MANAGEMENT FEE	$66,000	$ 43,144	$ 64,716.00	$66,000

Charlestowne Village
2022/2023 Budget

90800 - INCOME TAXES	$1,664	$ 1,700	$ 2,550.00	$1,664
90801 - TAXES/LICENSE/REGIST	$300	$ 398	$ 398.00	$400
91000 - INSURANCE	$50,000	$ 48,699	$ 73,048.50	$60,000
91100 - METER READING FEE	$0	$ -	$ -	$0
91600 - PROFESSIONAL SERVICE	$2,004	$ 3,519	$ 3,519.00	$2,004
91800 - ACCT ADMIN EXPENSE	$2,400	$ 1,363	$ 2,044.50	$2,400
94000 - INSURANCE CLAIM EXP	$10,000	$ 3,128	$ 4,692.00	$10,000
94500 - BAD DEBT EXPENSE	$8,000	$ 5,336	$ 8,004.00	$8,000
95000 - OPERATING RESERVE	$4,936	$ -	$ -	$1,000
RESERVE FUNDING	**$127,000**	$ 120,000	$ 120,000	**$123,000**
please see Reserves Tab for details				
TOTALS	$723,412	$ 511,772	$ 692,593	$719,890

	Percentage Interest	Units	15/16	16/17	17/18	18/19	19/20	20/21	21/22	**22/23**	**NEW FEE**
	0.004039	6	$ 202	$ 202	$ 202	$ 206	$ 208	$ 224	$ 226	**$**	**228**
	0.004097	11	$ 205	$ 205	$ 205	$ 209	$ 211	$ 227	$ 230	**$**	**232**
	0.005079	17	$ 254	$ 254	$ 254	$ 259	$ 261	$ 282	$ 285	**$**	**287**
	0.005137	13	$ 356	$ 356	$ 356	$ 262	$ 264	$ 285	$ 288	**$**	**291**
	0.005772	23	$ 388	$ 388	$ 388	$ 294	$ 297	$ 320	$ 323	**$**	**326**
	0.006071	11	$ 303	$ 303	$ 303	$ 309	$ 312	$ 337	$ 340	**$**	**343**
	0.006205	6	$ 310	$ 310	$ 310	$ 316	$ 319	$ 344	$ 348	**$**	**351**
	0.006783	29	$ 339	$ 339	$ 339	$ 345	$ 349	$ 376	$ 380	**$**	**384**
	0.006887	9	$ 344	$ 344	$ 344	$ 351	$ 354	$ 382	$ 386	**$**	**390**
	0.006985	18	$ 349	$ 349	$ 349	$ 356	$ 359	$ 387	$ 391	**$**	**395**
	0.007071	16	$ 353	$ 353	$ 353	$ 360	$ 364	$ 392	$ 396	**$**	**400**
	0.007216	6	$ 360	$ 360	$ 360	$ 367	$ 371	$ 400	$ 404	**$**	**408**
TOTAL		165	$ 3,763	$ 3,763	$ 3,763	$ 3,634	$ 3,669	$ 3,956	$ 3,998	**$**	**4,036**